

150.0

0004

0005.C

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,085,500 / 1,085,500

APPRAISED: 1,085,500 / 1,085,500

USE VALUE: 1,085,500 / 1,085,500

ASSESSED: 1,085,500 / 1,085,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
294		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HUNG DAVID C F & MARY Z D	
Owner 2:	
Owner 3:	
Street 1: 294 GRAY ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 9,763 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Vinyl Exterior and 3080 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9763		Sq. Ft.	Site		0	80.	0.73	9									570,315						570,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		9763.000	515,200		570,300	1,085,500			99173
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/01/09		

PREVIOUS ASSESSMENT

Parcel ID 150.0-0004-0005.C								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	515,200	0	9,763.	570,300	1,085,500	1,085,500
2019	101	FV	358,700	0	9,763.	534,700	893,400	893,400
2018	101	FV	358,700	0	9,763.	442,000	800,700	800,700
2017	101	FV	358,700	0	9,763.	406,300	765,000	765,000
2016	101	FV	358,700	0	9,763.	370,700	729,400	729,400
2015	101	FV	343,800	0	9,763.	363,600	707,400	707,400
2014	101	FV	343,800	0	9,763.	337,900	681,700	681,700
2013	101	FV	343,800	0	9,763.	321,500	665,300	665,300

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
	12820-692		7/1/1975		47,000	No	No	N		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/23/2015	388	Manual	3,000		4/23/2015			Blown in insulatio	6/18/2012	Info Fm Prmt	BR	B Rossignol
4/21/2015	368	New Wind	8,000					Installation of 17	5/1/2009	Inspected	372	PATRIOT
5/22/2012	640	Redo Kit	44,967					& BATH	1/14/2009	Measured	372	PATRIOT
									12/7/1999	Mailer Sent		
									11/29/1999	Measured	256	PATRIOT
									1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	05 - Garrison	1		Full Bath:	1	Rating:	Very Good												
Sty Ht:	2 - 2 Story			A Bath:	1	Rating:	Average												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	2	Rating:	Average												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	BLUE			A Kits:		Rating:													
View / Desir:				Frl:		Rating:													
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1951	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G13	Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD	Phys Cond:	GV - Good-VG	10.	%	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall:	6 - Average	Functional:			%	Interior:		1	8	4									
Sec Int Wall:		Economic:			%	Additions:													
Partition:	T - Typical	Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood	Override:			%	Baths:													
Sec Floors:		Total:	10.8	%		Plumbing:													
Bsmnt Flr:	12 - Concrete					Electric:													
Subfloor:						Other Features:	93500												
Bsmnt Gar:	1					Grade Factor:	1.00												
Electric:	3 - Typical					NBHD Inf:	1.00000000												
Insulation:	2 - Typical					NBHD Mod:													
Int vs Ext:	S					LUC Factor:	1.00												
Heat Fuel:	2 - Gas					Adj Total:	577532												
Heat Type:	1 - Forced H/Air					Depreciation:	62374												
# Heat Sys:	1					Deprecated Total:	515159												
% Heated:	100					WtAv\$/SQ:		AvRate:		Ind.Val:									
Solar HW:	NO					Juris. Factor:	1.00												
% Com Wall:						Special Features:	0												
% Sprinkled:						Final Total:	515200												
MOBILE HOME				Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS												PARCEL ID				150.0-0004-0005.C			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X12	A	AV	1985		0.00	T	27.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:							



